



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 21, 2006 LOCAL EFFECTIVE DATE August 4, 2006 APPROX FINAL EFFECTIVE DATE August 25, 2006	CONTACT/PHONE Ryan Hostetter, Project Planner 805-788-2351	APPLICANT Thomas P. & Susan J. Jasper	FILE NO. DRC2005-00212
SUBJECT Request by Thomas P. & Susan J. Jasper for a Minor Use Permit/Coastal Development Permit to allow the demolition of approximately 185 square feet and addition of approximately 144 square feet to the existing single family residence. The project will result in the disturbance of approximately 144 square feet of a 6,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 17 10 th St., in the community of Cayucos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00212 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on June 23, 2006 (ED04-498)			
LAND USE CATEGORY Residential Single-Family	COMBINING DESIGNATION Local Coastal Program, Coastal Appealable Zone, and Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-153-028	SUPERVISOR DISTRICT: 2
PLANNING AREA STANDARDS: Setbacks, Community Small Scale Design Neighborhood Requirements <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone) Section 23.07.104: Archaeologically Sensitive Area Section 23.07.120: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards? Yes - see discussion.</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Residential	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Single Family Residential (SFR)/single-family residences <i>South:</i> SFR/single-family residences <i>East:</i> SFR/single-family residences <i>West:</i> SFR/single-family residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, Paso Robles Beach Water Association, Regional Water Quality Control Board, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, shrubs
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: June 1, 2006

DISCUSSION

Planning Area Standards: Small Scale Design Neighborhood

STANDARD/GUIDELINE	REQUIRED/ALLOWABLE	PROPOSED	STATUS
FRONT SETBACKS			
GROUND FLOOR	15' MIN.	15'	O.K. ¹
2 ND FLOOR ADDITIONAL SETBACK	3' MIN. (OPEN-RAIL, UNCOVERED DECK O.K.)	3'	O.K. ¹
LOWER STORY WALL HEIGHT	12' MAX.	12'	O.K.
SIDE SETBACKS			
LOWER FLOOR	4' MIN.	5'	O.K.
UPPER STORY	2.5' MIN. ADDITIONAL (30% OF UPPER STORY SIDE WALL MAY ALIGN WITH LOWER FLOOR IN REAR 2/3 OF STRUCTURE)	3' ADDITIONAL; 30% ALIGNMENT	O.K.
REAR SETBACK	10' MIN.	39"	O.K.
HEIGHT	24' MAX. WITH 5:12 ROOF PITCH	12' FOR ADDITION	O.K.
GSA	50%, NOT > 3,500 FT. ² UPPER FLOOR NOT GREATER THAN 60% OF LOWER FLOOR	3,003 FT. ² LOWER FLOOR 1,606 FT. ²	O.K.
UPPER FLOOR DECK RAIL HEIGHT	36"	36"	O.K.
PARKING	1 10X20' MIN. ENCLOSED SPACE, 1 SPACE WITHIN FRONT SETBACK WITH 20' MIN. GARAGE SETBACK	1 ENCLOSED 16X25' SPACE, 1 SPACE BEHIND FRONT SETBACK	O.K. ¹
DRIEVEWAY WIDTH	18' MAX.	18'	O.K. ¹
GUIDELINES	MINIMIZE IMPACTS ON ADJ. RESIDENCES; ARCH. DETAILS TO REDUCE APPARENT MASS; LANDSCAPING TO REDUCE SCALE	COMPLIES	O.K.

Footnotes:

1. Existing house, no work being done in this area.

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the site is between the first public road and the ocean.

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES:

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: ☒ Policy 2: Site Selection for New Development

Hazards: ☒ N/A

Archaeology: ☒ Policy 1: Protection of Archaeological Resources

Policy 4: Preliminary Site Survey:

Air Quality: N/A

COASTAL PLAN POLICY DISCUSSION:

Shoreline Access

Policy 2: The proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, because the proposed residence is not adjacent to the water and will not inhibit public access to the beach.

Visual and Scenic Resources

Policy 2, Site Selection for New Development: The proposed project is consistent with this policy because the development is sited to protect views to and along the ocean through compliance with the standards for Small-Scale Design Neighborhoods.

Does the project meet applicable Coastal Plan Policies? Yes, as conditioned.

COMMUNITY ADVISORY GROUP COMMENTS: The committee reviewed the project on 5/22/06 and recommended that the project move forward if staff verifies the GSA requirements and small scale neighborhood requirements. Referral attached.

AGENCY REVIEW:

Public Works: Recommend approval.

Cayucos Sanitary District: No comments submitted prior to preparation of this staff report.

Paso Robles Beach Water Association: "No comment"

Cayucos Fire Protection District: No comment.

California Coastal Commission: No comments submitted prior to preparation of this staff report.

Regional Water Quality Control Board: "No water quality issues"

LEGAL LOT STATUS:
The two existing lots were legally created by a recorded map at a time when that was a legal method of creating lots. (Paso Robles Beach subdivision Block 13 Lot 17)

Staff report prepared by Ryan Hostetter and reviewed by Kami Griffin.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303, because the proposed project is construction of a single-family residence in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a single-family residence is an allowable use, and as conditioned, is consistent with all of the General Plan policies, including policies for archaeology and visual and scenic resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of a single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because the proposed single-family residence is similar in nature to, and will not conflict with, the surrounding lands and residential uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on 14th Street, a local road constructed to a level able to handle the minor amount of additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas, and because adequate vertical access to the coast already exists within 1/4 mile of the site.

Small Scale Design Neighborhood

- H. The proposed project meets the Community Small-scale Design Neighborhood standards and guidelines, and is therefore consistent with the character and intent of the Cayucos Community Small-Scale Design Neighborhood.
- I. Public views of the ocean from Highway One or the respective neighborhood are not being further limited.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow the demolition of approximately 185 square feet and addition of approximately 144 square feet to the existing single family residence. The project will result in the disturbance of approximately 144 square feet of a 6,000 square-foot parcel.
2. Maximum height for the proposed addition is approximately 12 feet.

Conditions required to be completed at the time of application for construction permits

Site Development

3. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
4. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Conditions to be completed prior to issuance of a construction permit

Fees

5. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Public Works

6. Prior to issuance of a construction permit, the applicant shall apply for and obtain an encroachment permit for the driveway from the County Department of Public Works.

Services

7. Prior to issuance of a construction permit, the applicant shall submit to the Development Review staff evidence from the **Cayucos Sanitary District** that all of their requirements, including payment of fees, have been met.
8. Prior to issuance of a construction permit, the applicant shall provide a letter from the **Paso Robles Beach Water Association** stating that they are willing and able to service the property.

Fire Safety

9. Prior to issuance of a construction permit, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Protection District.

Conditions to be completed during project construction

Archaeology

10. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to final building inspection

Fire Safety

11. Prior to final inspection, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District for all required fire/life safety measures.

Miscellaneous

12. Prior to occupancy of any structure associated with this approval, the applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



Committee

Land Use

Memo

Verification of GSA

To: Ryan Hostetter
From: Mary Ann Carnegie
CC:
Date: 5/23/06
Re: Project ID DRC2005-00212

Tom & Susan Jasper
address: 17 10th Street
APN 064-153-028

this referral was reviewed by the Land Use Committee Meeting on 5/22/06

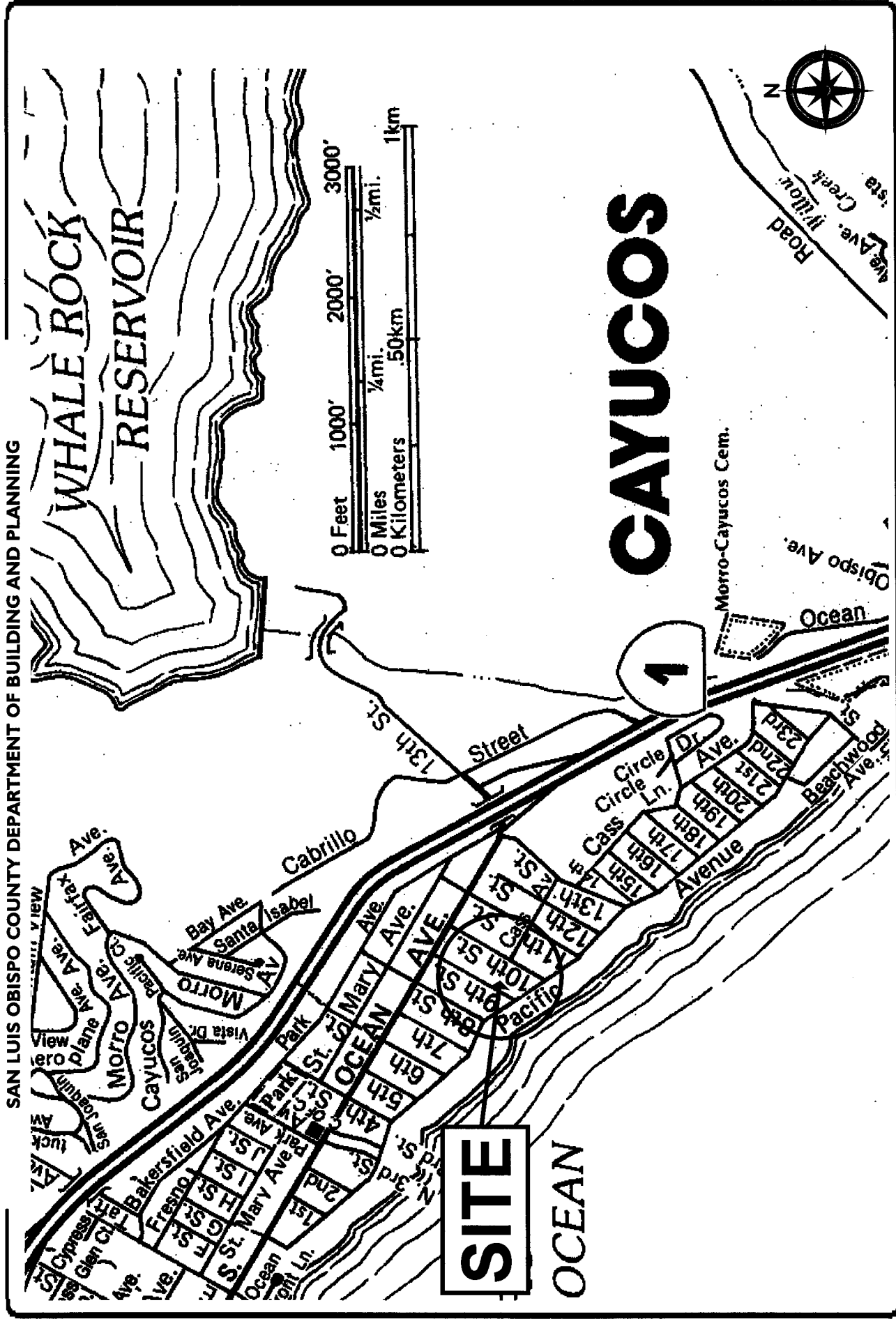
Upon reviewing the referral, as sent, the committee could NOT clearly read the small 8.5 x 11 set of plans. Since the project would be located in the sensitive small scale neighborhood, and is in the coastal appeal zone it mainly requested to have a few items to be clearly identified and answered before granting approval for the project to move on. Once this could be verified approval would be granted and it was felt that this could be easily done by county planning without holding the project up any further.

The major concern being able to verify the total GSA for the proposed lot size within the SSN:

- lot size is 6004, so maximum GSA allowed would be 50% or 3,002—amount of request appears to be 3,004. Granted this reflects only 2 sq. ft. over the allowable amount and this isn't as critical as the question of verifying what is or isn't there in the calculations that the committee was unable to adequately verify.
- therefore, please accurately verify what the present home size is—the existing living area indicates a total of we think 1,647

garage shows	<u>325</u>	
	1,972	2 nd story allowed 60% = 1183 but would be over total GSA
		allowed of 3155 – 3002[allowed] of 153 sq. ft.
current 2nd story shows	<u>888</u>	
	2,860	

The question is what is really being proposed and what is really occurring? If the structure is being deleted by 185 and the new proposal is for a total of 329—a difference of 144 sq. ft. added to 2,860 = 3004 total GSA. Because this is so on the cusp, that under 10% was used previously and this is within the sensitive SSN the committee just requested that the actual figures of sq. ft. be verified to confirm that it does fit within the SSN standards. Once confirmed by staff, and shown that it conforms to the standards, the committee would support this project to move forward—otherwise NO.

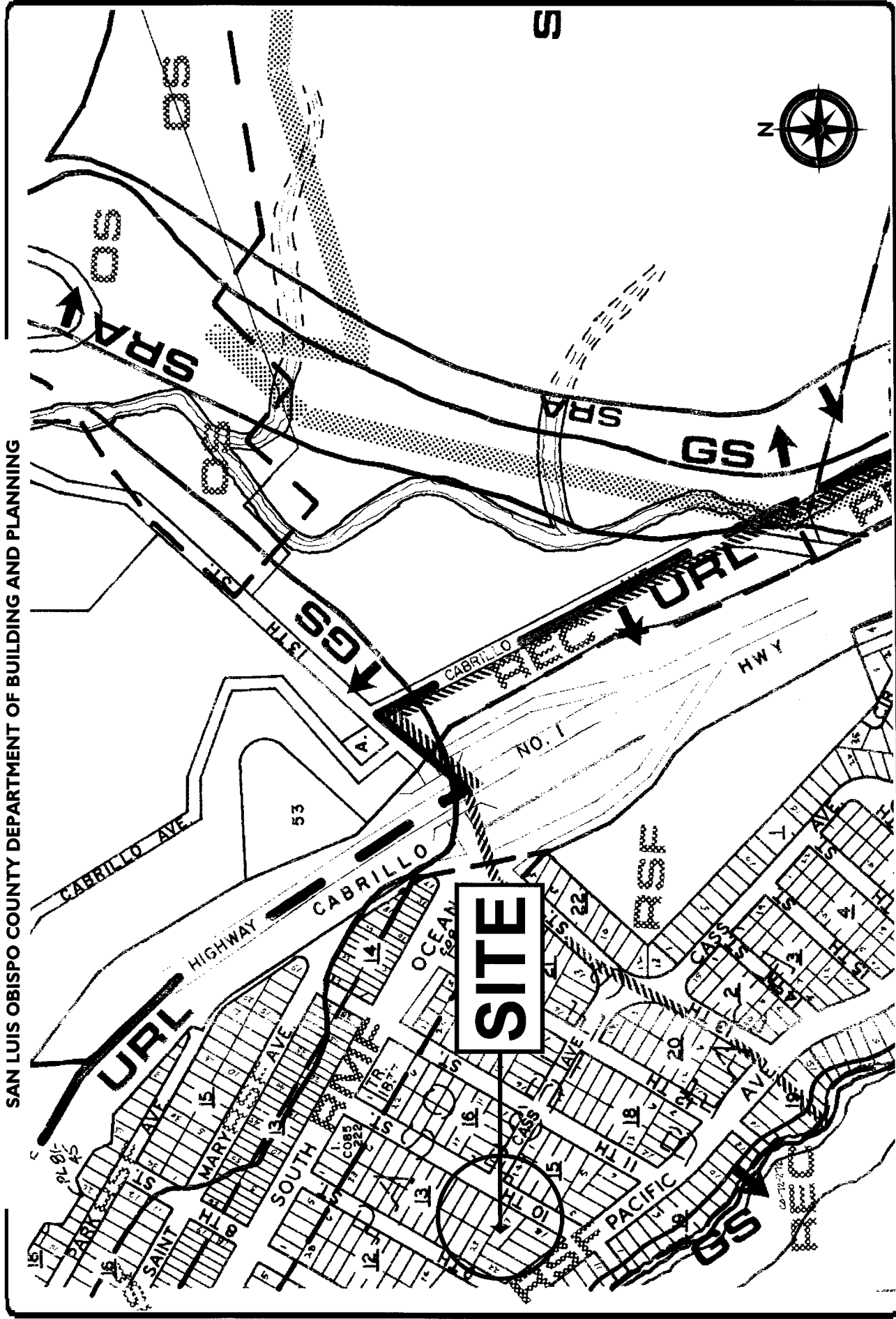


PROJECT

Minor Use Permit
Jasper DRC2005-00212

EXHIBIT

Cayucos Vicinity



EXHIBIT

Land Use Category



PROJECT

Minor Use Permit
Jasper DRC2005-00212

SITE



PROJECT

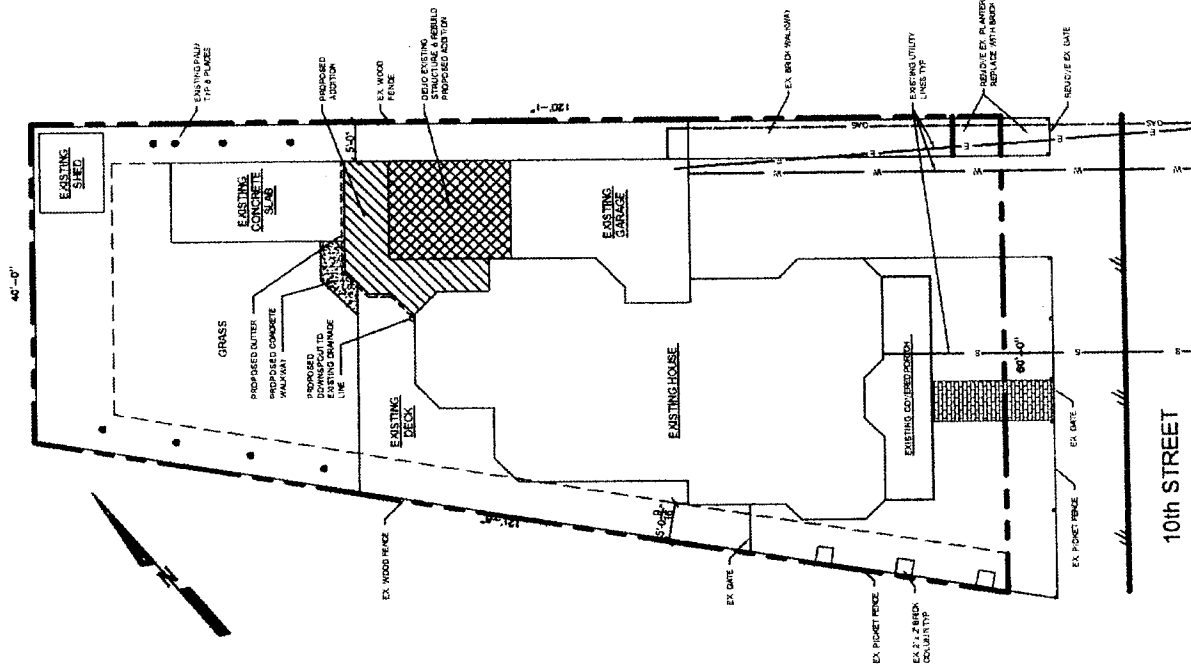
Minor Use Permit
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EXHIBIT

Aerial Photo



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXHIBIT

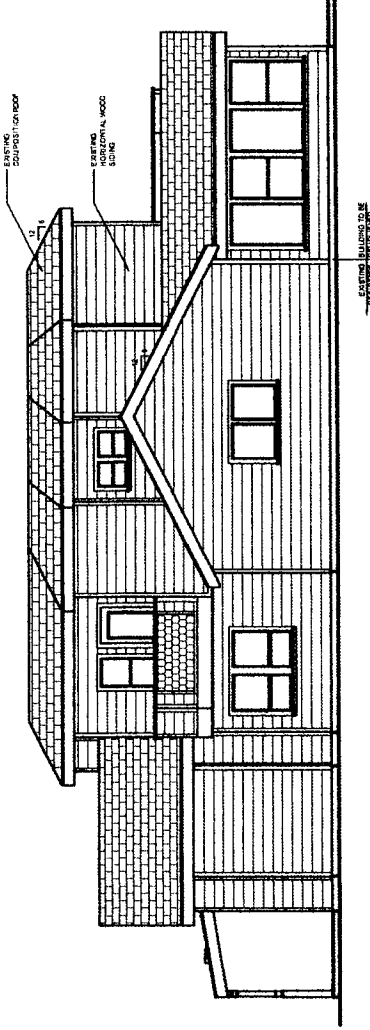
Site Plan



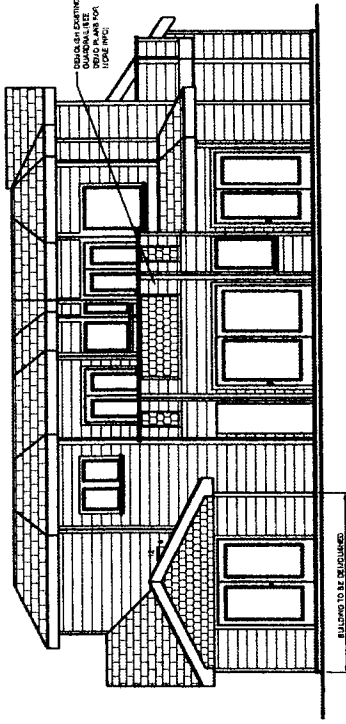
PROJECT

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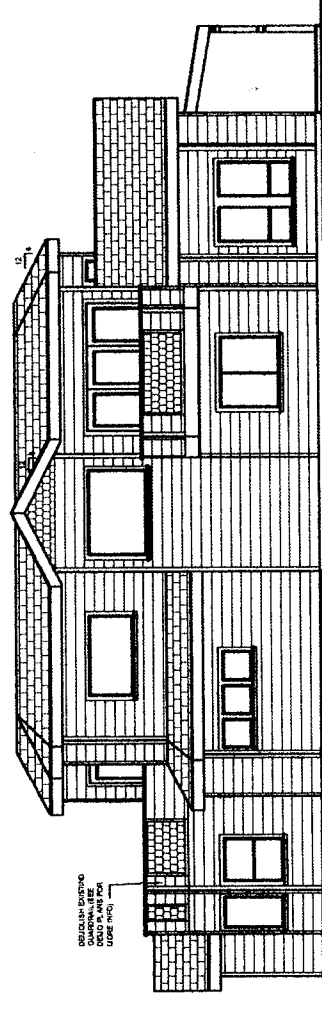
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



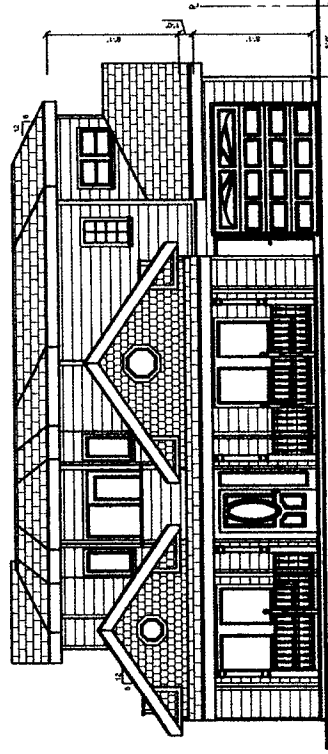
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

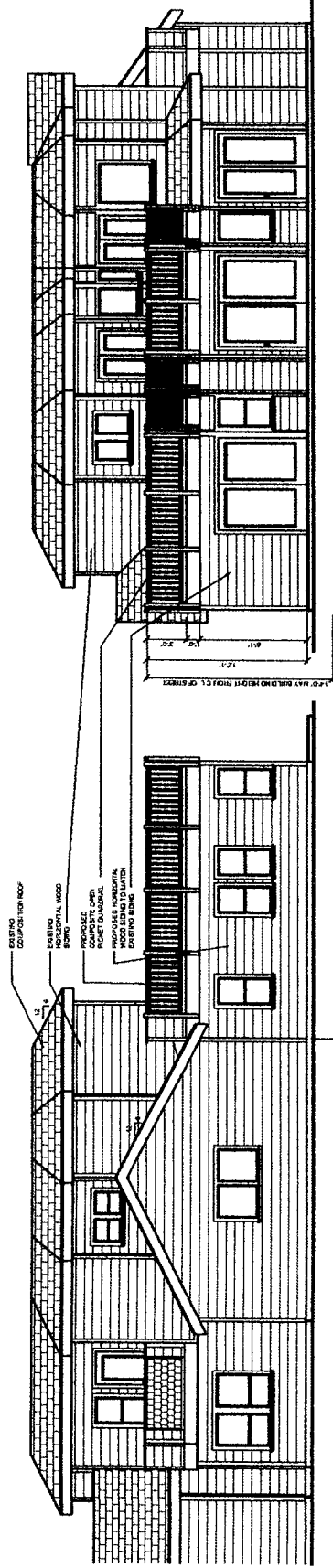
PROJECT

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EXHIBIT

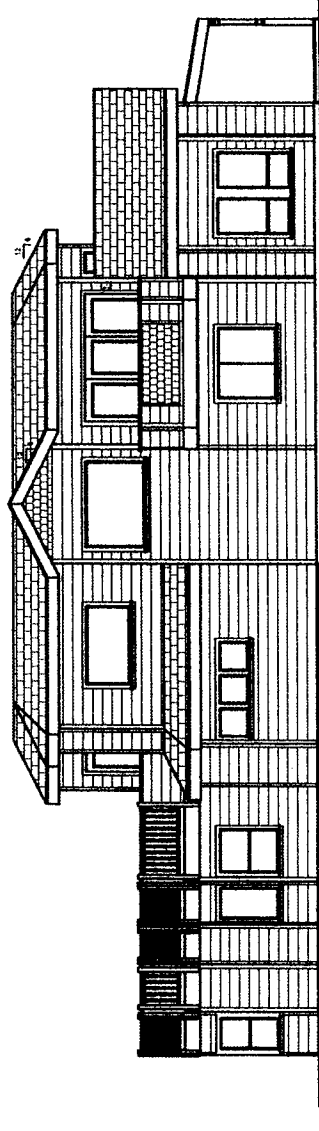
Existing Elevations





NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

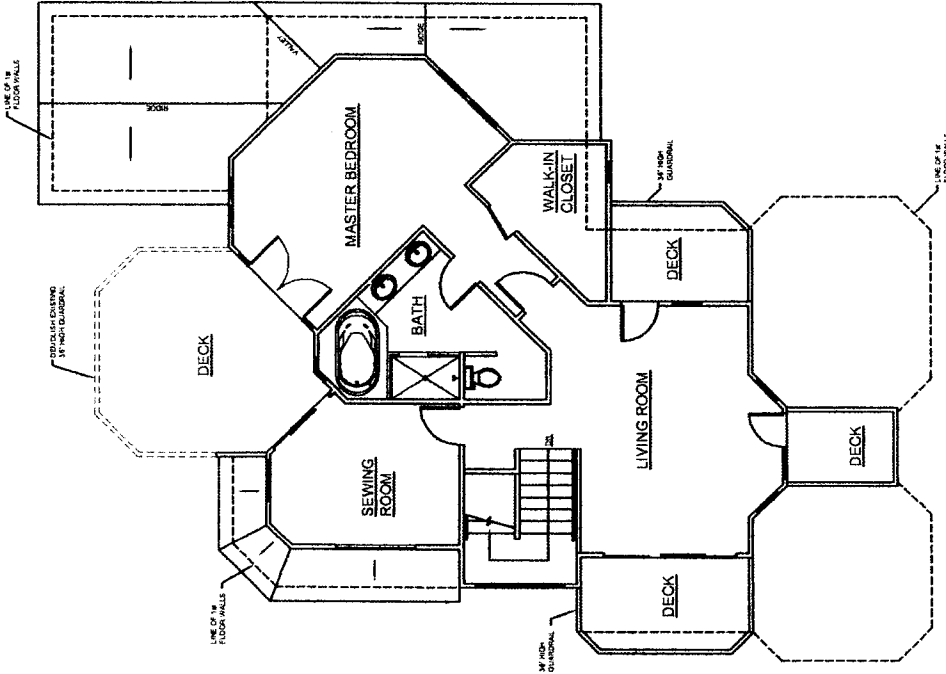
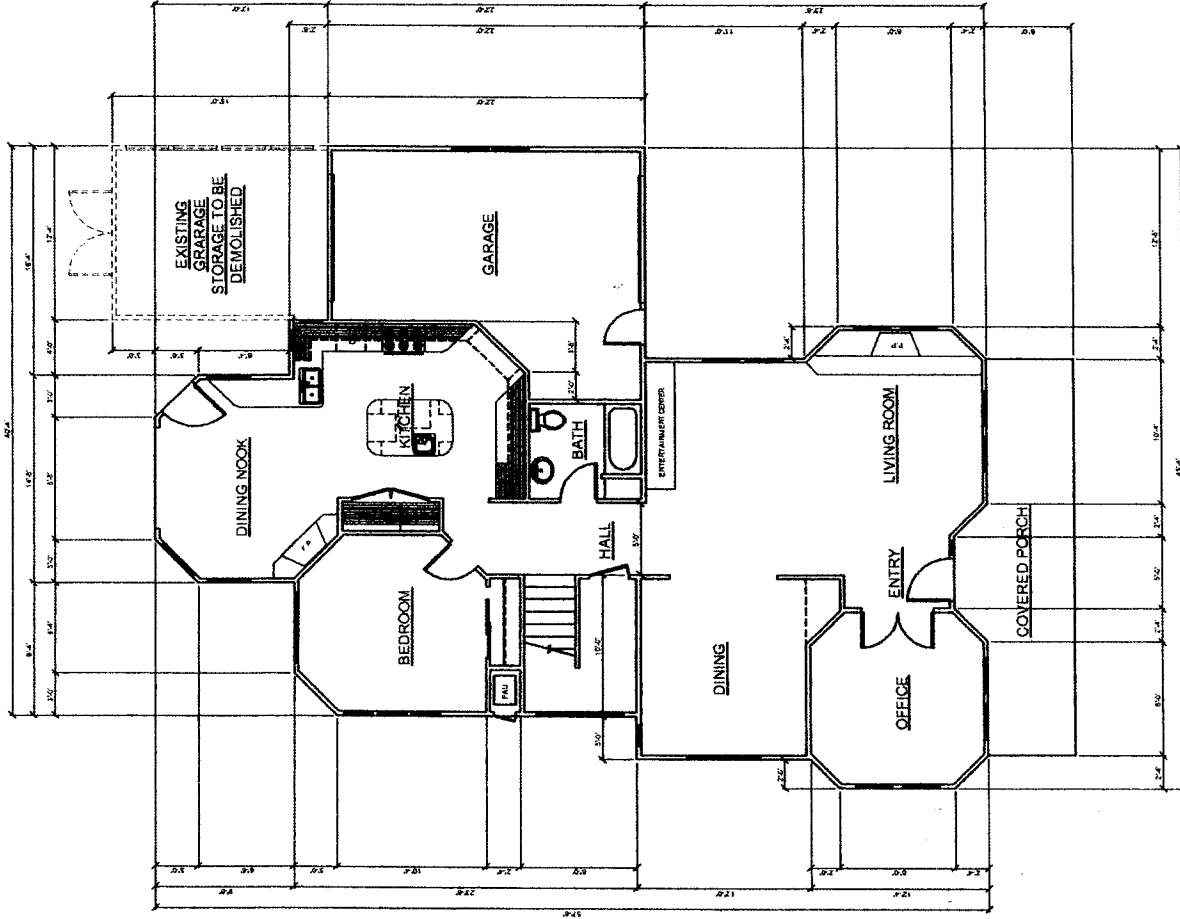
PROJECT

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EXHIBIT

Addition Elevations





PROJECT

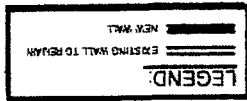
Minor Use Permit
Jasper DRC2005-00212

EXHIBIT

Existing Floor Plans



Downloaded from <http://ajph.org/> on November 10, 2015



EXHIBIT

Addition Main Floor Plan



LEGEND:
 ——— NEW WALL
 ——— EXISTING WALL TO REMAIN

ROOMS AND FEATURES:
 - **MASTER BEDROOM:** Includes a walk-in closet, a 12' x 4' hermitage whirlpool, and a 1/4" x 1/4" slope.
 - **BATH:** Features a toilet, sink, and bathtub.
 - **SEWING ROOM:** Adjacent to the bath.
 - **DEN:** Includes a proposed built-in cabinet.
 - **DECKS:** Multiple decks are shown, including a large rear deck with a 36" high guardrail, a side deck, and a proposed expansion for the roof deck.
 - **STAIRS:** Located between the Den and Sewing Room.
 - **WALLS:** Dashed lines indicate new walls, while solid lines indicate existing walls to remain.

STRUCTURAL DETAILS:
 - **EXPANSION:** A large area at the rear of the house is designated for expansion, including a proposed 36" high guardrail and a 1/4" x 1/4" slope.
 - **ROOF DECK:** A proposed deck area at the rear of the house.
 - **DECK COATING:** A proposed deck coating for the expansion area.
 - **WATERPROOF:** A proposed waterproofing for the expansion area.

DIMENSIONS:
 - Overall dimensions: 35'-0" (width) x 28'-0" (depth).
 - Room dimensions: Master Bedroom (12'-0" x 12'-0"), Bath (6'-0" x 6'-0"), Sewing Room (12'-0" x 12'-0"), Den (12'-0" x 12'-0").
 - Deck dimensions: Various sizes, including a 36'-0" x 12'-0" deck at the rear.

Minor Use Permit
Jasper DRC2005-00212

Addition Main Floor Plan



